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ANNUAL REPORT

of the Chairman
1965

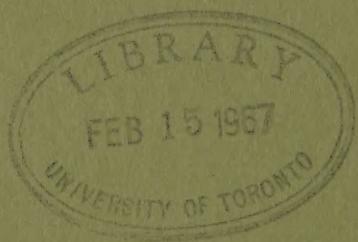
British Columbia



**LOWER MAINLAND
REGIONAL
PLANNING BOARD**

LMRPB

The **LMRPB** was established in 1949 by the Lower Mainland Municipalities on the conviction that each community — and each individual through his Council — has a stake in the growth and development of the Region as a whole. While there are many development problems that are best solved locally by each municipality, there are others — involving the process of urban development, major highways and transportation linkages, regional recreation facilities, pollution, broad land development policies, future industrial and agricultural land needs, and major utilities — that demand a co-ordinated regional approach if they are to be resolved effectively. It is within this framework that the Official Regional Plan for the Lower Mainland has been prepared.



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V. J. PARKER, EXECUTIVE DIRECTOR



LOWER MAINLAND REGIONAL PLANNING BOARD

426 COLUMBIA STREET • NEW WESTMINSTER, B.C. • TELEPHONE LAkeview 1-4828

January, 1966

To The Member Municipalities and The Province of
British Columbia,
The Lower Mainland Regional Planning Board

Ladies and Gentlemen:

May I summarize my second year as your Board Chairman as interesting, rewarding, yet frustrating.

I would picture for you our Region as a micro-copy of Canada. Here we have all the national problems of ethnic groups, religious differences, political diversity, and variety in activities of fishing, logging, mining, industry, farming, recreation, and housing. But it is this diversity and these problems that make up any democratic society in any region of our great country. It is therefore imperative for us as elected officials to show ourselves as statesmen and able to resolve the problems of our common destiny.

We can take heart in the fact that in Confederation, not all of Canada saw eye to eye on every point in uniting for the common good, but there was general agreement that a progressive step was being taken and that any problems would be worked out as we went along. It has been my pleasure during this past year to see the spirit of Confederation entering our Regional Plan discussions. Elected municipal representatives have taken an interest in the Regional Plan and are supporting it as a first step to better and co-ordinated development of our Region.

I take pleasure also in reflecting on the role of this Board as the pioneer of Regional Planning in Canada. In fact today in Ontario, a similar Regional Planning Board system is being introduced because all other organizational arrangements have failed to meet the challenges of municipal-provincial planning and development.

I thank my fellow members of the Board and Lower Mainland Councils for their support and attendance at the many meetings held throughout the Lower Mainland. Special thanks go to the Honourable Dan Campbell, Minister of Municipal Affairs and his staff for their continuing interest in and support of the Board. And I give full praise to our Executive Director and his staff for I am amazed at the tremendous amount of work our staff has been able to accomplish this past year.

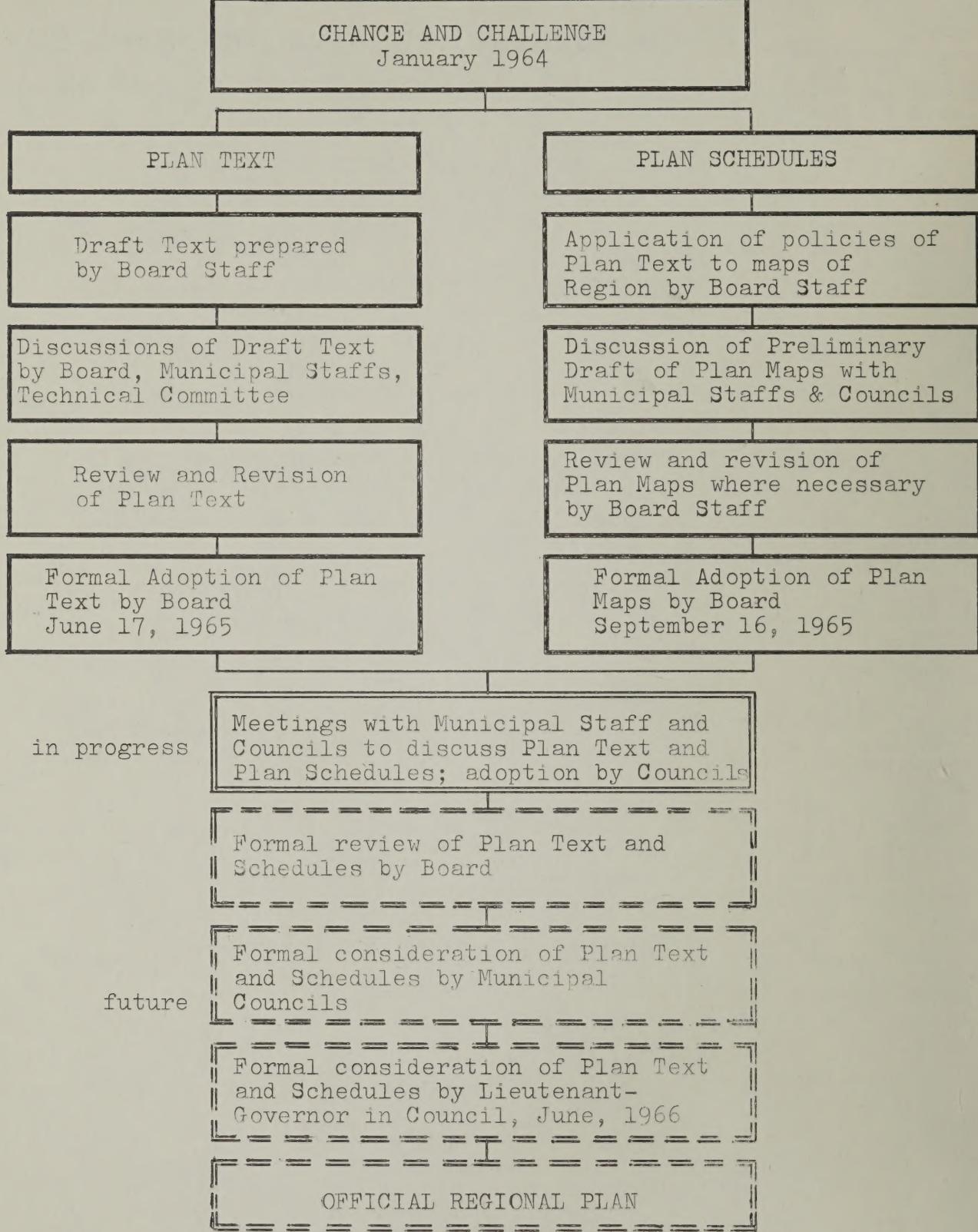
Perhaps in 1966, being the British Columbia Centennial Year, the adoption of an Official Regional Plan may be realized as another milestone for British Columbia, and be the one project on which all Lower Mainland municipalities can agree for I am sure that the adoption of the Regional Plan is the one means by which we can remain the masters of our own house.

Yours sincerely,

J. A. Murphy
J. A. Murphy,
Chairman

THE EMERGING OFFICIAL REGIONAL PLAN

CHANCE AND CHALLENGE
January 1964



ANNUAL REPORT OF THE CHAIRMAN, 1965

This year, the most important aspect of the Board's work programme has been the advances made in bringing in an Official Regional Plan. And for a second year, there has been a significant increase in the use by Municipalities of the municipal planning service by Board technical staff. A short staff situation throughout much of the year did not prevent the Board from an impressive list of accomplishments for 1965.

REGIONAL PROGRAMME. The Board's regional work during the year is summarized below:

(a) The Emerging Plan: The progress of work leading to the formal consideration of an Official Regional Plan is shown in the adjacent chart.

The Plan is being put forward as the co-ordinated development policy statement of the Lower Mainland Municipalities together with the Provincial Government. The Plan is being seen as: (1) a policy framework within which municipal and inter-municipal policies can be formulated; (2) providing guidelines for private actions, and (3) serving as a means for co-ordinating the activities of the senior governments and their agencies in the Lower Mainland.

(b) Official Regional Plan Text: A year of intensive work on the objectives, policies and administrative provisions of a Regional Plan culminated in adoption of the Official Regional Plan Text at the June meeting of the Board. It is intended that additional meetings with Municipal Councils and staff be held in 1966.

(c) Plan Schedules: The Plan map series, begun in 1964, was completed and published in booklet form to present the Long Range Regional Plan Map and the Current Stage Regional Plan Map. The Plan maps were adopted at the September Board meeting as the Official Regional Plan Schedules.

(d) Research: Towards the end of 1965, staff time was made available to resume work on the Board's statistical records. Preliminary work was carried out on forecasts of population and industrial development in preparation for the five year review to coincide with the 1966 Census. The preparation of maps, compilation of statistics, and the keeping of them up to date is one of the most laborious but most essential duties of a planning office.

(e) Up-dating Board Development Maps: Every operation of the Board's staff is dependent upon the Development Mapping carried out by the Board in conjunction with the Municipalities. Arrangements have been made whereby a Municipal Official in each Municipality maintains these valuable map records as development takes place. The 1965 maps completes a five year record of development. At year end, the mapping programme was in full progress.

(f) Liaison: The whole success of an Official Regional Plan depends on the co-ordinated efforts of the many Municipal, Intermunicipal, Provincial and Federal agencies operating within the Region. During the year, meetings were held with officials of Federal and Provincial Departments. The Province has been invited to participate in preparing a regional plan for Transportation and Regional Town Centres. At year end, the Board was anticipating official correspondence regarding Provincial participation in this programme.

MUNICIPAL PLANNING SERVICE. Board staff have served during the year as planning advisers to individual Municipalities at their individual request. The demand in 1965 for this service reached the point where staff has been hired to specifically look after local planning. During the year the following work was carried out:

(a) Municipal Planning:

Abbotsford - completed new Zoning By-law recommendations; land use report and outline development plan in preparation.

Chilliwack City - Master Plan for City with emphasis on downtown core; programme of projects in preparation.

Coquitlam - Continuing planning programme; advisers to Subdivision Committee and Advisory Planning Commission.

Kent - Master Plan for Urban Agassiz Area and recommendations on zoning and land subdivision.

Maple Ridge - Continuing planning programme; adviser to Advisory Planning Commission; current projects include Master Plan and new Zoning By-law.

Matsqui - Continuing planning programme; recommendation on new Zoning By-law; outline development

plan and subdivision pre-planning in progress.

Mission District - Outline Master Plan and Zoning By-law in preparation.

Mission City - New Zoning By-law completed; projects for 1966 include Official Community Plan for the Town; replotting schemes; Urban Renewal Project.

North Vancouver - Programme of advice on new Zoning By-law, city centre and apartment development carried on during the year.

Port Coquitlam - Urban Renewal Scheme of Downtown Area; continuing advice on zoning; preparation of advance street plans for Subdivision Approval officer.

Port Moody - Continuing programme of planning advice; Urban Renewal Scheme to be carried out in 1966.

Sumas - Continuing planning programme; new Zoning By-law; outline development plan in preparation.

White Rock - Overall Planning Study underway to prepare Master Plan. Revised zoning and outline projects for redevelopment; major road development.

- (b) Regional Park Study: At the request of the Lower Mainland Municipal Association and the Minister of Recreation and Conservation, Board staff has in progress a study of the need for and basis of a Regional Park Board. Completion of this study is slated for February 1966.
- (c) Model By-law: Work of staff on local zoning necessitated the preparation of a Model Zoning By-law as a guide for adaptation to local circumstances. The aim is to reduce some of the confusion resulting from attempts to interpret and administer the unrelated by-laws of municipalities in the Region. As revisions are made and as new techniques are developed, these will be forwarded to the Municipalities as a continuing service. Work on a Model Subdivision By-law was initiated during 1965.
- (d) Provincial Liaison: During 1965, meetings were held on a Planning Study for CPA #13 prepared for the Minister of Municipal Affairs. Board staff continued to advise the Department of Highways in land subdivision applications in the Unorganized Area.

GENERALIZED FINANCIAL STATEMENT 1965

(for general reporting only; see official Audit for details)

WORKING BALANCE at January 1, 1965	\$ 17,512
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REVENUE

Municipal Grants	\$ 51,745
Provincial Government Grant on account	4,850
Special Grant (Fraser Mills)	150
Chilliwack Township 1964 Grant	856
Municipal Planning Earnings (Net)	13,778
Regional Parks Study	5,000
Sale of Reports and Maps	581
	76,960

RECEIVABLE at December 31, 1965:

Municipal Planning Earnings (Net)	6,946
Provincial Government Grant (balance)	7,150
Chilliwack Township Grant for 1965	1,098
Regional Parks Study	942
Sold set of Development Map Prints (Net)	202
	16,338

TOTAL REVENUE	\$ 93,298
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EXPENDITURES

Regular Staff Salaries	61,693
Extra Staff Salaries	3,912
General Office Expenses	2,745
Office Supplies and Drafting Materials	3,821
Rent	3,580
Travel, Office	1,604
Travel, Special Trips	395
Printing, Regional Reports	3,097
Printing, Office	495
Printing, Municipal Planning	513
Furniture and Equipment	1,920
Audit	150
Staff Pensions	1,814
Regional Plan Presentation	323

TOTAL EXPENDITURES	86,062
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Anticipated Expenditures to March 31, 1966	24,748
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\$ 110,810	\$ 110,810
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Prospect for 1966: At the close of the year, the Board was anticipating a continuing active programme for the Municipal Planning Service.

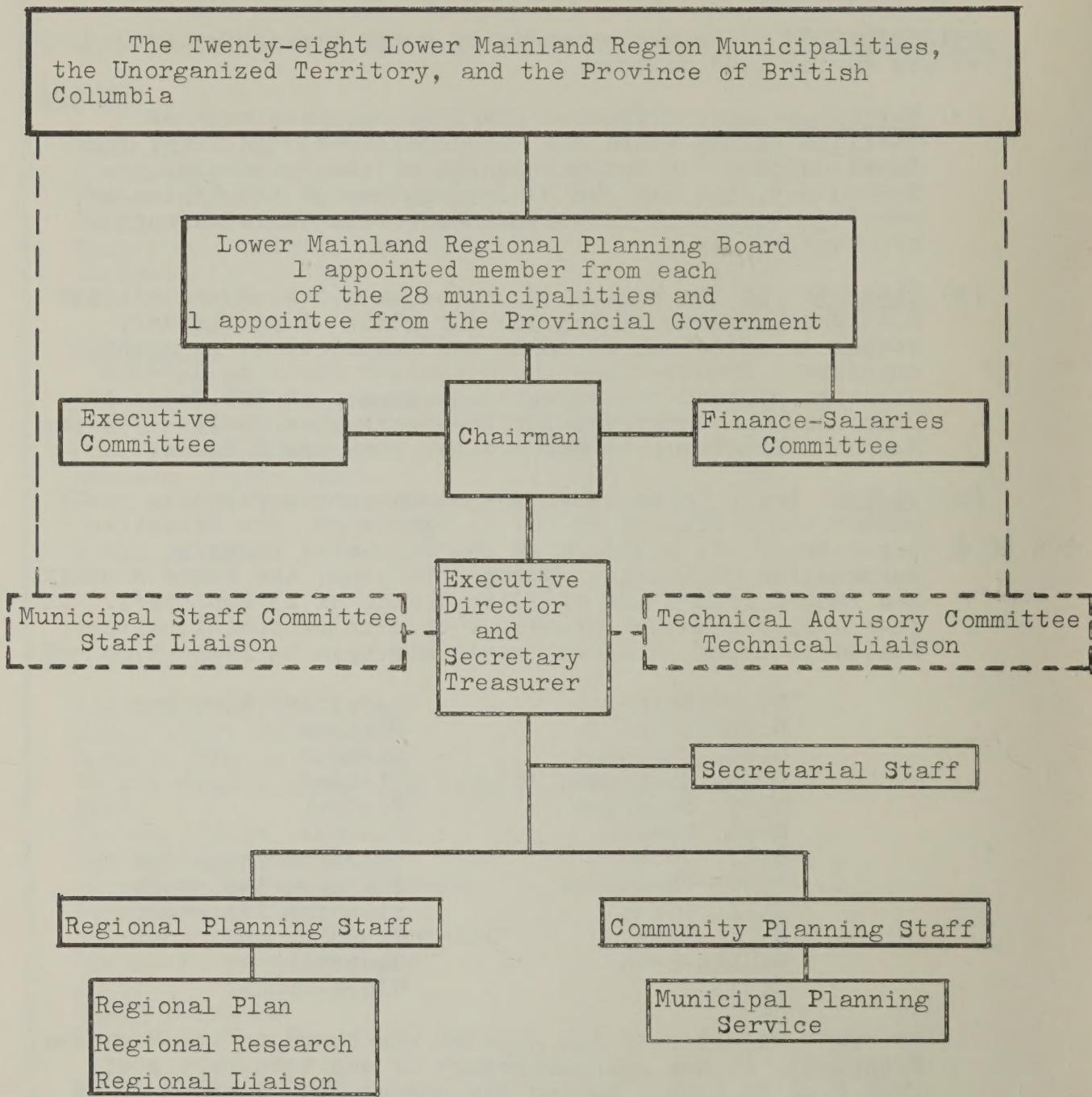
ADMINISTRATION. A short synopsis of Board Administrative matters during 1964 follows:

- (a) Participation: Effective planning requires regular meetings of the Board and its committees. In 1965, the Board enjoyed the active support of the Provincial Government, and all the municipalities of the Region and meetings were held in various Municipal Halls throughout the Region.
- (b) Finance: At the beginning of the year, the Board adopted a balanced budget of \$95,900 for 1965. A preliminary statement of actual revenues and expenditures is shown opposite. Revenue from the Municipal Planning Service closely followed the expected earnings, at \$26,666. At year end, the carryover for the provisional budget for the Regional Programme to March 31st, 1966 was \$24,748.
- (c) Staff: For a third year, the Board lost a valuable staff member, this time in Mr. E. T. Rashleigh, now Executive Director, B. C. Division of the Community Planning Association of Canada. During the year, the Board's staff has ranged from a low of 10 to a high of 13 employees. At year end, two vacant professional planner positions were filled to bring permanent staff strength to 12:

V. J. Parker	Executive Director
N. Pearson	Planner
G. C. Harkness	Planner
D. M. Buchannan	Planner
G. V. Stallard	Planner
R. A. Hankin	Planner
R. J. Mutter	Research Assistant
R. O. Thomassen	Planning Assistant
B. A. Olson	Planning Assistant
S. J. Bathy	Planning Assistant
E. Dennison	Secretary
C. Isaak	Clerk-Typist

In order to expedite the work of the Board on its Regional Programme, it has been necessary to add temporary staff from time to time. During the summer, the Board enjoyed the services of Mr. D. Duff, now enrolled in the Faculty of Law at Queen's University. During the winter months, the Board employed Miss C. Healey on basic mapping work.

ORGANIZATION CHART



(d) Office: During the year, in order to carry out Board activities, additional office space was acquired at 426 Columbia Street. Meetings of the Executive, Technical, and Municipal Staff Committees were held during the year in the Board offices.

USE OF THE BOARD'S WORK. Quite apart from the merits or otherwise of the Regional Plan Programme, the mere gathering together and codification of the mass of essential data about the Region in all its varying aspects — physical, economic, social and administrative — would in itself justify the time and money spent each year by the Board.

One of the most useful functions of a planning agency is the continual keeping up to date and classification of all such material so that the planning office becomes a central clearing house for the many kinds of information essential to the work of development authorities and region builders, both public and private.

Where an efficient planning agency exists, it soon comes to be depended upon for information by many, be they the Department of Highways, the Water District, Hospital Boards or private firms and individuals. The Lower Mainland Regional Planning Board has always looked upon the operation of this information service as one of its most important responsibilities.

During 1965, the Board's reports and publications, and planning studies have been extensively used in Municipal Planning operations, by agencies and departments of the Provincial and Federal governments, and by private firms and individuals. Board publications serve as reference material in the Lower Mainland Schools and Universities. The land use and development maps have again been in demand from the utility companies and from Simon Fraser University. Demand for Board publications has continued strong, and copies of the Regional Plan background reports are in extremely short supply.

PUBLICITY AND EDUCATION. The Board's staff have continued to further the cause of planning by giving addresses during the year. The staff contributed to the annual Short Course in Community Planning at the University of British Columbia and participated in seminars and panels held by the Community Planning Association of Canada, and the Chambers of Commerce throughout the Lower Mainland. Seven hundred copies of the 1964 Annual Report were produced and partially distributed to other planning agencies throughout Canada and the United States, while they in turn sent copies of mutual interest to the Board.

ACKNOWLEDGEMENTS. Grateful acknowledgement is made of the help and co-operation of people and agencies during the year, in particular:

The Municipal staff for their co-operation in regional studies, development map up-dating, and collection of data for local planning studies.

The Provincial, Federal and Municipal agencies and departments for their co-operation and exchange of data.

The Municipal Councils that hosted the meetings of the Board during the year.

The Community Planning Association of Canada.

The daily and weekly press and radio stations of the Region for fair and generally accurate coverage of the Board's studies and affairs.

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Respectfully submitted to the 1966 Annual General Meeting of the Lower Mainland Regional Planning Board,
January 27th, 1966.

J. A. Murphy,
1965 Chairman.

The Lower Mainland Regional Planning Board consists of representatives from the Lower Mainland municipalities and unorganized territory, and the Provincial Government. It is authorized and governed by the Municipal Act, and charged with the duty of planning for the development of the Region. It is financed by its member municipalities and the Provincial Government.

MEMBER MUNICIPALITIES

Cities: Chilliwack, Langley, New Westminster, North Vancouver, Port Coquitlam, Port Moody, Vancouver, White Rock.

Districts: Burnaby, Chilliwack, Coquitlam, Delta, Fraser Mills, Kent, Langley, Maple Ridge, Matsqui, Mission, North Vancouver, Pitt Meadows, Richmond, Sumas, Surrey, West Vancouver.

Towns: Hope, Mission.

Villages: Abbotsford, Harrison Hot Springs.

Unorganized Territory: Provincial Government.

1965 APPOINTED MEMBERS

J. B. Broughall, P. L. Buckle, E. M. Corrigan, T. R. Dewhurst,
S. R. H. Evans, F. R. Hall, R. E. Hicks, H. G. Hunt, M. Kester,
D. A. S. Lanskail, J. A. MacDougall, P. J. Maggs, S. C. Maplethorp,
P. M. McDonald, R. A. McMath, F. H. Miller, J. A. Murphy, E. North,
M. G. Osborne, T. G. Pearce, D. W. Poppy, L. L. Saxbee, R. R.
Struthers, K. J. Thompson, J. D. Vallance, R. A. Williams, D. J.
Wilson.

1965 EXECUTIVE COMMITTEE

J. A. Murphy, Chairman; R. E. Hicks, D. A. S. Lanskail, P. M.
McDonald, R. A. McMath, M. G. Osborne, T. G. Pearce, J. D. Vallance,
R. A. Williams.

1965 MUNICIPAL STAFF COMMITTEE

J. J. Antalek, C. Charlton, J. B. Chaster, M. Chesworth, T. S.
Dennison, G. Dixon, R. S. Freeman, P. J. Gairns, J. M. Greenwood,
H. F. Hockey, W. Kerr, F. W. Kibble, P. Livingstone, F. B. Magee,
K. R. Major, A. W. H. Moxon, J. A. Mulford, A. L. Parr, G. Reid,
J. S. Robbins, A. T. Russell, F. W. Spence, J. H. Stewart, R. A.
Still, G. Sutton Brown, P. F. Trout, D. B. Walton.

1965 TECHNICAL ADVISORY COMMITTEE

J. B. Chaster, M. Chesworth, T. S. Dennison, W. Kerr, L. B. Kleyn,
K. R. Major, A. L. Parr, D. B. Walton, B. Wiesman.

STAFF

V. J. Parker, Executive Director; N. Pearson, G. C. Harkness,
G. V. Stallard, Planners; R. J. Mutter, Research Assistant;
R. O. Thomassen, B. A. Olson, S. J. Bathy, Planning Assistants;
E. Dennison, Secretary; C. Isaak, Clerk-Typist.

